

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 15, 2015, scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum.

**APC Members Present:** Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, Robert Smith and Robert Spratz.

**City Staff Present:** Matt Skelton, Director; Kevin Todd, Senior Planner; Pamela Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Rodney Retzner, Attorney.

**Approval of Minutes:** June 1, 2015, APC Meeting Minutes

Motion: To approve the June 1, 2015, minutes.

Motion: Horkay; Second: Kingshill; Vote: Approved 9-0.

Todd reviewed the meeting rules and procedures.

Case No.: **1506-DDP-09 [PUBIC HEARING]**

Description: AT&T Wireless Communication Facility

*Southeast corner of 146<sup>th</sup> Street and Oak Ridge Road (between former and existing 146<sup>th</sup> Street right-of-way)*

AT&T Mobility requests Detailed Development Plan approval of a new wireless communication service facility.

Todd presented an overview of changes to the Detailed Development Plan since the Public Hearing. He reported that the petitioner has provided a written commitment, agreeing to fly a flag on the pole, as suggested at the Public Hearing. Todd noted that the detailed development plan complies with the applicable zoning ordinances.

Motion: To approve Petition 1506-DDP-09 with the following conditions:

- 1) That the commitment to fly a flag be signed and executed prior to the issuance of an improvement location; and,
- 2) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Spratz: Vote: 9-0.

**Case No.: 1506-ODP-14 & 1506-SPP-13**

Description: Maple Villas  
*Northwest corner of Wendover Avenue and Cayuga Drive*  
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan, Primary Plat, and associated plat waiver approval of 56 duplex residential lots on 16.33 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of changes to the Overall Development Plan, Primary Plat and associated plat waiver since the Public Hearing.

Kingshill asked how many driveways will be affected by the waiver.

Tim Walter, Platinum Properties, said it would affect three (3) lots. He added that since the Public Hearing, they met with neighbors regarding clearing of some of the wooded area for this project.

Motion: To approve the requested Subdivision Control waiver, with the following findings:

- a. Reduction in the driveway separation requirement from 75 feet to 40 feet, as measured from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline).
- b. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building materials/landscaping which will enhance the use or value of the area properties;
- c. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township;
- d. The strict application of the Development Requirements of the Westfield Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
- e. The proposed development is consistent with and compatible with other development located in the area; and
- f. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

Motion: Kingshill: Second: Horkay: Vote: 9-0.

Motion: To approve the Primary Plat and Overall Development Plan with the following conditions:

- a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- b. The City and the Petitioner complete a trail connection and trail construction agreement prior to the approval of any Secondary Plat(s).

Motion: Horkay: Second: Kingshill: Vote: 9-0.

**Case No.: 1506-ODP-15 & 1506-SPP-14**

Description: Sonoma, Sections 9 & 10

*Northwest corner of Wendover Avenue and Spring Mill Road*

Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat, approval of 100 single-family lots on 31.38 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of changes to the Overall Development Plan and Primary Plat since the Public Hearing. She noted that the Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

Motion: To approve Petition 1506-ODP-15 & 1506-SPP-14 with the following conditions:

- 1) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 2) The final approval of the landscape plan be delegated to the Department.
- 3) The City and the Petitioner complete a trail connection and trail construction agreement prior to the approval of any Secondary Plat(s).

Motion: Kingshill: Second: Schmitz: Vote: 9-0.

Skelton thanked Platinum Properties for their help and cooperation in connecting the nearby neighborhoods through various pathways and trails.

**Case No.: 1506-PUD-11**

Description: Spring Mill Station SWC PUD

*Northwest corner of Springmill Road and 161<sup>st</sup> Street*

Westfield Residential Investors, LLC requests a change in zoning of 20 acres +/- from SF2: Single-family Low Density District to the Spring Mill Station SWC PUD District.

Howard presented an overview of changes to the proposed ordinance and concept plan since the Public Hearing.

Hoover asked for confirmation that the two southern-most buildings would be a maximum of two-stories. He asked for clarification regarding how a maximum of 400 units was derived. He requested that the maximum number of units be reduced to 290 units. Hoover requested the maximum building height be reduced from 60 feet to 55 feet. He asked for clarification regarding why 1.5 parking spaces per unit was in the ordinance when the UDO calls for 2 parking spaces per unit. He further asked if garage spaces and the spaces in front of the garages counted towards meeting the requirement.

David George, representing the Petitioner, confirmed that they have committed to a maximum building height of two-stories for the southern buildings. He stated that he derived at 400 units/acre

by multiplying 20 units/acre by the 20 acre site. He added that he would like to develop two (2) acres for commercial use, but if not able to, would like to build additional multi-family units instead. He said that the 60-foot building height is being requested because of the roof-pitches of the proposed buildings warrants a taller structure. George stated that over the years, they have seen in their own projects that 2 parking spaces per unit is much more parking than necessary, and that reducing the ratio would eliminate unnecessary impervious surface. He confirmed that the garage spaces and spaces in front of the garages are able to count towards meeting the minimum parking requirement.

Hoover expressed concern that a 60-foot building height would allow a four-story building instead of a three-story building.

George said that they could not build a four-story building because in order to do that, the roofs would have to be flat not pitched. Doing so would change the architectural character of the buildings.

Howard stated that the language in the PUD Ordinance could be modified to reflect a maximum number of stories instead of an actual height in feet.

Hoover stated that that approach would be acceptable.

Hoover expressed concern with the maximum of 400 units.

George responded that they could reduce the maximum number of units to 300 units if only 18 acres develops as multi-family, or 320 units if all 20 acres develops as multi-family.

Hoover stated that he and other City Council members wanted the public to know that they have heard everyone's concerns regarding property values, traffic issues, putting school kids at risk, and other concerns. He said that the petitioner, the Spring Mill Station group, and the City have worked to make this one of the nicest apartment complexes in the region, and said that the Council would not approve the project if they had any of the same concerns.

Motion: To forward this petition to the City Council with a favorable recommendation with the following conditions:

1. That a Development Agreement regarding the proposed roundabout on 161<sup>st</sup> Street be entered into prior to Council approval, as determined to be necessary by the Director;
2. And that prior to appearing before City Council, the PUD Ordinance be modified to reflect the following:
  - a. The two (2) southern-most buildings (Building 14 and Building 15 on the concept plan) be limited to a maximum of two (2) stories;
  - b. In addition to listing a maximum building height of 60 feet (for all except Buildings 14 and 15), that a maximum of three (3) stories also be included; and
  - c. If both Lot 1 and Lot 2 are developed as multi-family, that the maximum number of units not exceed 340 units. If only Lot 1 develops as multi-family and Lot 2 develops as commercial, that the maximum number of units not exceed 300 units.

Motion: Hoover: Second: Kingshill: Vote: 9-0

**Case No.: 1505-PUD-12 [PUBLIC HEARING]**

Description: Harmony PUD District Amendment  
Estridge Development Management, LLC requests an amendment to the Harmony PUD Ordinance for modifications to various development standards and definitions applicable to the single-family lots and multi-family uses with the Harmony PUD District.

Lauer presented an overview of proposed ordinance, as outlined in the staff report.

Brian Stumpf, Estridge Development, gave a brief presentation requesting an amendment to the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District.

Maue asked if the front door and garage door of the home elevations with the “front plane” setback issue were on the same plane.

Stumpf replied the plane of the wall with the garage door is set back a foot from the plane of the wall with the front door.

Public Hearing opened at 8:03 pm.

No public comments.

Public Hearing closed at 8:04 pm.

No action was taken.

**Case No.: 1507-PUD-13 [PUBLIC HEARING]**

Description: Andover PUD District Amendment  
Langston Residential Development LLC requests an amendment to the Andover PUD Ordinance for modifications to the setback standards applicable to single-family lots within the Andover PUD District.

Lauer presented an overview of the proposed ordinance, as noted in the staff report.

Public Hearing opened at 8:07 pm.

No public comments.

Public Hearing closed at 8:08 pm.

Motion: Forward this petition to the City Council with a favorable recommendation.

Motion: Maue: Second: Schmitz: Vote: 9-0.

**Case No. 1506-ZC-02 [CONTINUED]**

Description: Bent Creek Commitment Modification  
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

**Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

Description: Bent Creek  
*Northwest corner of 159<sup>th</sup> Street and Town Road*  
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

**Case No. 1506-PUD-09 [CONTINUED]**

Description: Tamarack PUD  
*Northeast corner of 161<sup>st</sup> Street and Oak Road*  
M/I Homes of Indiana, LP by Nelson & Frankenberger, P.C. requests a change of zoning of 34.4 acres +/- from SF2: Single-family Low Density District to the Tamarack PUD District.

**Case No. 1504-PUD-06 [CONTINUED]**

Description: Gateway Southwest PUD  
*Southwest corner of U.S. 31 and State Road 32*  
Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

**REPORTS/COMMENTS**

**APC MEMBERS**

Smith was stepping down and thanked the council.

**CITY COUNCIL LIAISON**

Report provided by Hoover.

**BZA LIAISON**

Report provided by Smith.

**ECD STAFF**

No report

**ADJOURNMENT** (8:16 pm)

Motion: Hoover: Second: Horkay: Vote: 9-0.

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President, Randell Graham

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Vice President, Andre Maue

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Secretary, Matthew S. Skelton